1. Agenda

   Documents: 02-04 13 AGENDA.PDF

2. Packet

   Documents: 02-04 13 PACKET.PDF

INKSTER CITY COUNCIL AGENDA

February 4, 2013
26215 Trowbridge, Inkster, MI 48141
(313) 563-4232 www.cityofinkster.com

Mayor – Hilliard L. Hampton, II
Mayor Pro Tem – Marcus L. Hendricks, District II

Council Members:
Timothy Williams, District I
Lorenzo A. Moner, Jr., District III
Michael A. Canty, District IV
Kim Howard, District V
Dennard Shaw, District VI

FELICIA RUTLEDGE CITY CLERK	RON WOLKOWICZ CITY MANAGER	DAVID JONES CITY ATTORNEY

Council may be addressed during the Regular Meeting by filling out the Public Participation Form. Address Council as a whole through the Mayor. Please state your name and your address for the record prior to providing your comments. Comments are limited to three (3) minutes.

Council Orientation Agenda – 6:00 PM

1. Call to Order
2. Discussion
3. Presentations

   A. SEMCOG's 2040 Regional Transportation Plan.
4. Public Hearing
5. Review of Council Agenda
6. CLOSED SESSION – Council may enter into Closed Session to discuss contract negotiations, purchase or lease of real property and/or pending litigation in accordance with MCL 15.268 (a), (c), (d), (e) and/or (f).
7. Adjournment

February 4, 2013

Regular City Council Agenda – 7:30 PM

1. Call Meeting to Order

   A. Pledge of Allegiance

   B. Roll Call

2. Approval of Agenda

3. Presentations/Discussion

4. Public Hearing

5. Consent Agenda

   A. January 22, 2013 Regular Council Meeting Minutes **Pg.1**

   B. Allen Brothers Attorneys & Counselors, PLLC, Invoice $ 37,551.73 **Pg. 5**

6. Boards and Commissions

   A. Update of current list of appointments to Boards & Commissions. **Pg. 6**

7. Previous Business

   A. Discussion/Action: (Councilmember Hendricks) Consider approving the proposed administrative changes to the City of Inkster Water and Sewer Advisory Committee. **Pg. 13**

   B. Discussion/Action: (Councilmember Williams) Consider a resolution to send to the State of Michigan an amendment to lower the water rate for Inkster residents by one third and to extend out the debt payment for five years instead of three.

8. Ordinance(s)

   A. First Reading(s)

   B. Second Reading(s)

9. New Business

A. Discussion/Action: (Ron Wolkowiciz) Consider approval of Local Match Payments to the Senior Alliance Area Agency on Aging 1-C for fiscal year 2012 in the amount of $2,409.00. Funds from account 101-101-958-000 (membership/subscription). **Pg. 17**

B. Discussion/Acton: (Mark Lloyd) Consider approving a special conditions use request to allow used auto sales in conjunction with an existing oil lube facility located at 26380 Michigan Ave. **Pg. 21**

C. Discussion/Action: (Mark Lloyd) Consider approval of an offer to purchase (Case # LD13-02) vacant land (2 lots) south of 4077 Moore Avenue being legally described as Lot 150 and s 5 ft of Lot 151, also W ½ Adj Vac Alley, burns Van Alstine Sub, T2S, R93, L60, P70, WCR (Property ID #014-02-150-000) in an amount of $250.00 to Corine Harvey. **Pg. 33**

D. Discussion/Action: (Mark Lloyd) Consider approval of offer to purchase (Case # LD13-01) a single-family structure, commonly identified as 3323 Moore and legally described as Lot 201, Wolverine Tractor Sub, T2S, R9E, L38, P34 WCR (Property ID #010-06-0201-000) in an amount of $2,800.00 to Corine Harvey. **Pg. 37**

10. Public Participation

11. Mayor and Council Communication

12. City Clerk

13. City Manager

14. Closed Session - Council may enter into Closed Session to discuss contract negotiations, purchase or lease of real property and/or pending litigation in accordance with MCL 15.268 (a), (c), (d), (e) and/or (f).

15. Adjournment

Felicia Rutledge
City Clerk

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15. Adjournment

Felicia Rutledge
City Clerk

January 22, 2013

Regular City Council Meeting – 7:30 PM

The regular meeting of the Council of the City of Inkster, Wayne County, Michigan convened in the Council Chambers, 26215 Trowbridge, on Monday, January 22, 2013

Prior to the Regular Council Meeting:

Moved by Councilmember Moner, Seconded by Mayor Pro-Tem Hendricks that Council convenes into a Closed Executive Session at 7:05 p.m. to discuss pending litigation in accordance with MCL 15.286 (e).

Roll Call Vote: Hampton, Moner, Hendricks, Shaw, Howard, Williams

YEAS: 6
NAYS: 0
ABSENT: Canty

Moved by Councilmember Moner, Seconded by Mayor Pro-Tem Hendricks to adjourn the Closed Executive Session at 7:25 p.m. – Motion carried unanimously.

Call Meeting to Order

Mayor Hampton called the meeting to order at 7:37 p.m.

Pledge of Allegiance

City Council and the public in attendance pledged allegiance to the flag of the United States of America.

Roll Call

Mayor Hampton	Present	Councilwoman Howard	Present
Councilman Moner	Present	Councilman Williams	Present
Mayor Pro Tem Hendricks	Present	Councilman Canty	Absent
Councilman Shaw	Present		

***A Quorum was present**
* Councilman Canty's Absence was excused.

Approval of Agenda

Moved by Councilmember Moner, Seconded by Councilmember Howard to approve the agenda.
Resolution 01-13-06R - Motion carried unanimously.

Presentations/Discussion

Judge Sabrina Johnson extended greetings on behalf of the 22nd District Court. She said she is striving to put the City of Inkster's 22nd District court on the map in terms of customer service and approachability. In addition she said she has implemented a ticket amnesty program and the 22nd District Court opens for business promptly at 8:30 am.

Public Hearings (N/A)

A. Approve the 2013-2014 Proposed Final Statement (with necessary changes if applicable) for the Wayne County Community Development Block Grant (CDBG) Program.

Moved by Mayor Pro-Tem Hendricks, Seconded by Councilmember Moner to open the public hearing.
Resolution 01-13-07R- Motion carried unanimously.

Moved by Councilmember Moner, Seconded by Mayor Pro-Tem Hendricks to close the public hearing.
Resolution 01-13-08R-Motion carried unanimously.

Consent Agenda

A. January 7, 2013 Regular Council Meeting Minutes.

Moved by Councilmember Moner, Seconded by Councilmember Williams to approve the consent agenda.
Resolution 01-13-09R- Motion carried unanimously.

Boards and Commission

A. Update of current list of appointments to Boards & Commissions

Moved by Mayor Pro-Tem Hendricks, Seconded by Councilmember Moner to appoint Carl Woods and Sam Brown to the Inkster Water and Sewer Advisory Committee.
Resolution 01-13-10R-Motion carried unanimously.

Moved by Councilmember Williams, Seconded by Councilmember Moner to appoint Ann Coleman to the Inkster Water and Sewer Advisory Committee.
Resolution 01-13-11R-Motion carried unanimously.

Moved by Councilmember Howard, Seconded by Mayor Pro-Tem Hendricks to appoint Courtney Owens to the Inkster Water and Sewer Advisory Committee.
Resolution 01-13-12R-Motion carried unanimously.

Previous Business

None

Ordinance(s)

None

New Business

A. Discussion/Action: (Hilton Napoleon) Consider authorizing the Administration to utilize the services of Total Resource Auctions for the purpose of conducting periodic auctions of Police vehicles and forfeiture vehicles for the purpose of downsizing the fleet in the Police department.

> **Moved by Councilmember Moner, Seconded by Councilmember Williams.**
> **Resolution 01-13-13R** – Motion carried unanimously.

B. Discussion/Acton :(Felicia Rutledge) Consider approval to apply for the e-Pollbook Grant Program between the Michigan Department of State and the City of Inkster.

> **Moved by Councilmember Moner, Seconded by Councilmember Williams.**
> **Resolution 01-13-14R** – Motion carried unanimously.

C. Discussion/Action: (Councilmember Hendricks) Consider approving the proposed changes to the City of Inkster Water and Sewer Advisory Committee with a review by City Administration to be tabled until the February 4, 2013 meeting.

> **Moved by Councilmember Moner, Seconded by Mayor Pro-Tem Hendricks.**
> **Resolution 01-13-15R** – Motion carried unanimously.

Public Participation

- Gabe Henderson- Did not receive a City calendar. He is concerned about the high water bills and water rates.
- Sandra Watley- The Watsonia Block Association will be having a Black History event at the Recreation Complex on February 23, 2013 from 5-10pm. In addition the Inkster Citizen Action Network is pursuing a lawsuit against the City of Inkster for the high water rates.
- Larry Bonerack-Asked what is the procedure for meeting with residents with high water rates. In addition he asked how many lawsuits were pending against the City of Inkster.

Mayor and Council Communications

- **Councilmember Williams-** Discussed the current water rates and asked about the water meters being tested for accuracy. In addition he said that since his Town Home meeting at the Recreation Complex, he has been receiving a lot of phone calls from residents in regards to extremely high water bills. He said he would like to see the residents receive some relief.
- **Mayor Pro-Tem Hendricks-** Asked about the rate increase from Detroit Water and Sewer. He asked about the CSO Basin's. In addition, he mentioned that the City Engineer was no longer with the City.
- **Councilmember Shaw-** Passed out some grant funding information to the City Manager. He asked residents if they see new residents moving into homes on their block to please alert the City Code Enforcement office so they can check to see if the new residents have a certificate of occupancy. Asked why Wayne County was seeking loans on behalf of the City of Inkster.
- **Mayor Hampton-**Discussed having the administration to review the language for the Water and Sewer Advisory Committee. He also explained to residents why the water bills are high and also added the responsibility of the role that City Council has played by not implementing a shut off policy. In addition he said that cutting water rates for residents would go against the Consent Agreement. But he did suggest asking the state t o extend out the debt payment on behalf of the city which may bring some relief to residents if granted.

Moved by Councilmember Williams, Seconded by Councilmember Shaw to table until the February 4, 2013 City Council meeting a Resolution to send the State of Michigan an amendment to lower the water rate for Inkster residents by one third and to extend out the debt payment for five years instead of three.
Resolution 01-13-16R-Motion carried unanimously.

City Clerk

None

City Manager

- The City Manager stated that he is speaking with other communities about their water rates and the components that make up the rates. In addition, actual water meter testing has begun and out of 105 meters tested, 1 water meter came back with an issue.

Closed Session

None

Adjournment

There being no further business to come before Council, on motion duly made by Council Member Moner, Seconded by Councilmember Williams and carried, the Regular Council meeting of January 22, 2013 was adjourned at 9:25 p.m.

Felicia Rutledge, City Clerk
City of Inkster

Allen Brothers
Attorneys & Counselors, PLLC
400 Monroe Street, Suite 220
Detroit, MI 48226-2963

Inkster, City of
26215 Trowbridge Street
Inkster, MI 48141

Page: 1
01/28/2013
Account No: 1897M

Attn: City Manager

Payments received after 01/11/2013 are <u>not</u> included on this statement.

	Previous Balance	Fees	Expenses	Payments	Balance
1897-001 Flat Fee/City Attorney	$6,002.00	$6,000.00	$ 9.10	$ 6,002.00	$ 6,009.10
Municipal Legal Services	$1,012.50	$2,912.50	3.10	$ 1.012.50	$ 2,915.60
Labor	$2,050.00	$2,287.50	0.00	$ 2,050.00	$ 2,287.50
Litigation	$17,616.55	$25,116.25	$1,222.78	$17,616.55	$26,339.03
	$26,681.05	$36,316.25	$1,234.98	$26,681.05	$37,551.73

A finance charge will be assessed on all accounts past due 30 days.
Payments are due 10 days from 01/28/2013.

Please make checks payable to: Allen Brothers, PLLC
Kindly include statement number with payment.

Please contact our Billing Department at (313) 962-7777
with any questions regarding this statement.
Thank you!

CITY OF INKSTER

Boards & Commissions

[MADE OPERATIVE BY STATE LAW, CITY OF INKSTER CHARTER PROVISION OR CITY OF INKSTER ORDINANCE

AGING COMMISSION

[MEETINGS: Third Friday of each month at 1:00 p.m., Twin Towers Activity Room]

2 Year Term — 9 Members — Ordinances: 414,457 & 508

Ronald Wolkowicz, Director	Tenure
Denise Champagne, Project Dir. - (Ex-Officio Member)	Tenure
Rochelle Wells	Exp. 08/20/14
April Walton	Exp. 01/18/13
Audrey Jean Searcy	Exp. 06/02/14
Doris Horne	Exp. 09/07/14
Theola Jones	Exp. 11/15/14
Henry Wade	Exp. 03/07/13
Dorothy M. Moore	Exp. 11/15/12
Nellene Moore	Exp. 08/16/14
Dorothy Gardner	Exp. 06/16/14
Chuck Coleman	Exp. 04/04/13
Gabe Henderson	Exp. 04/04/13

BOARD OF REVIEW

[MEETINGS: March, July and December]

Annual Appointment — 3 Members — Charter Provision and State Law

Alfreda Robinson	Clerk of the Board – Non Voting
Gloria Brown	Exp. 12/31/12
Ned Sanders (Alternate)	Exp. 05/02/12
Dante Williams	Exp. 03/19/13
Celeste McDuffie	Exp. 03/19/13

BEAUTIFICATION COMMITTEE

[MEETINGS: Second Monday of each month @ 6:00 p.m., Recreation Center]

2 Year Term

Toni Bailey	Exp. 04/26/14
Enoch Jackson	Exp. 04/26/14
Joe Burton	Exp. 04/26/14
Rev. George Williams (T)	Exp. 04/26/14
Eunice Williams (C)	Exp. 04/26/14
Wyanetta Motley (S)	Exp. 04/16/14
Horace Jordan	Exp. 04/26/14
Larry Motley (C)	Exp. 04/26/14
Dorothy McClendon	Exp. 05/14*
Dr. Evelyn Clark	Exp. 05/14*
Tommie Jones	Exp. 05/14*
Cephus Thomas	Exp. 04/26/14
Clareese Jordan	Exp. 11/13
LaShawn Westbrook	Exp. 05/14*
Blinda Jones	Exp. 05/14*
Robert Broadnax	Exp. 05/07/14
Minnie Johnson	Exp. 05/14*
Alana Glover	Exp. 05/07/14
Gabe Henderson	Exp. 05/7/14
Shera Johnson	Exp. 05/14*
Demetrius Dalton	Exp. 05/21/14
Henry Wade	Exp. 05/14*

BEAUTIFICATION COMMITTEE (continued)

John W. Gee, Jr.	Exp. 05/14*
Tania James	Exp. 05/14*
Khalisha Nathan	Exp. 05/21/14
Toya Ellis	Exp. 05/14*
Princella Ellis	Exp. 05/21/14
Theresa Lindsey	Exp. 05/21/14
Norma Taylor	Exp. 05/21/14
Alto Baker	Exp. 05/14*
Kent Hudson	Exp. 05/14*
Donna Towns	Exp. 06/04/14
Elcfernick M. Lotman	Exp. 06/14*
Epson Johnson	Exp. 06/14*
Patricia Morgan	Exp. 06/14*
LeVania Henderson	Exp. 06/18/14

BUILDING AUTHORITY COMMISSION - *Inactive*

[MEETINGS: Second Monday in January]
3 Year Term 5 Members State Law and Resolution 74-1-39

Nathaniel Elcock	Exp. 12/31/05
Hersey Bryant, (C)	Exp. 12/31/00
Horace Wells	Exp. 12/31/01

CABLE TELEVISION COMMISSION

[MEETINGS: Second Tuesday of each month at 6:00 p.m., Recreation Center]
3 Year Term 9 Members Ordinances 593 and 609

Timothy Williams Ex-Official		Exp. 11/16/12
~~Danny Van Schoiack~~	Dist. 1	Exp. 12/01/11
Vacant	Dist. 2	
Vacant	Dist. 3	
Alfreda Flowers	Dist. 4	Exp. 06/04/15
Vacant	Dist. 5	
Lewis Gregory (C)	Dist. 6	Exp. 01/04/13
~~George Coller~~	**Mayoral**	Exp. 03/16/12
~~Carmen Mitchell~~	At-Large	Exp. 02/18/11

CANVASSERS BOARD

[MEETINGS: As Required]
4 Year Term 4 Members State Law

Deborah Owens (Dem)	Exp. 12/31/15
Gloria Brown (Dem)	Exp. 06/04/16
Courtney Owens (Dem)	Exp. 06/04/16
Eugene Brazeal (Rep)	Exp. 08/06/16

CIVIL SERVICE COMMISSION AND BOARD OF ETHICS

[MEETINGS: Monthly]
3 Year Term 3 Members Ordinances 237 & 559

Clarence Oden	Exp. 6/18/15
Vacant - (Employee Representative)	
~~James White~~ - (Commission Appointment)	Exp. 12/04/11

CONSTRUCTION BOARD OF APPEALS/DANGEROUS BUILDING BOARD

[MEETINGS: As required]

3 Year Term — 3 Members — Ordinance

Theola Jones — Exp. 04/14
~~Henry Wade~~ — Exp. 05/11
- (Licensed Plumber)

Kenyatta Mason — Exp. 11/12
- (Licensed Electrician)

Marcus Hendricks – Temporary Alternative
- (Licensed Electrician)

Muzaffar Lakhani – Building Inspector
- (Licensed Engineer/Inspector)

Yuri Mayorchak
George A. Chatman — Exp. 11/13
David Stevens

DOWNTOWN DEVELOPMENT AUTHORITY

[MEETINGS: Third Tuesday of each month, 6:00 p.m. City Hall Council Chambers]

4 Year Term — 12 Members — State Law and Ordinances 687 and 741

Hilliard L. Hampton, II	Tenure
Vacant (Treasurer)	Exp. 01/18/14
Lewis Gregory	Exp. 09/20/14
Eugene Brazeal	Exp. 07/20/13
Tom Costello (VC)	Exp. 10/06/12
Stephanie Taylor (C)	Exp. 11/03/12
Cheryl Brown	Exp. 07/19/14
Andrea Parson	Exp. 08/01/15
Winston Wade	Exp. 12/17/16
Vacant	

ECONOMIC DEVELOPMENT CORPORATION (BOARD OF DIRECTORS)

[MEETINGS: Second Thursday each month, held in the Conference Room, City Hall]

6 Year Term — 11 Members — State Law and Ordinances 517 and 570

Hilliard L. Hampton, II	
Bishop Walter Starghill, Jr.	Exp. 06/07/16
Vacant	Exp. 06/07/16
Cheryl Stinson	Exp. 06/07/16
Deborah Walker	Exp. 06/07/16
Mary Weislo	Exp. 03/07/17
Cassandra Leonard	Exp. 06/07/16
Herbert Johnson	Exp. 06/07/16
Vacant	
Vacant	

ELECTRICAL EXAMINING BOARD

Indefinite Terms — 4 Members — State Law and Ordinance 616

Walter Bays (Elec. Cont.)
Andrew Hughes (Adm. Official)
Carlton Trouteaud (Rep. of Detroit Edison)

HOUSING AND REDEVELOPMENT

[MEETINGS: Third Tuesday of each month at 6:30 p.m., 4500 Inkster Road]

5 Year Term | 6 Members | State Law and Ordinance 99

	Tenure
Tony Love, Director & Secretary	
William Acklin	Exp. 03/17
Ernest Hendricks	Exp. 03/13
James Orr	Exp. 11/13
Ernestine Williams	Exp. 03/13
Delphine Oden	Exp. 08/14

INKSTER HISTORICAL COMMISSION

[MEETINGS: Third Saturday of each month at 10:30a.m. Library Study Room]

2 Year Term | 7 Members | State Law and Ordinance 196

Vacant	Dist. 1	
Vacant	Dist. 2	
Vacant	Dist. 3	
Vacant	Dist. 4	
Vacant	Dist. 5	
Michael Wells	Dist. 6	Exp. 12/20/12
Vacant		

LIBRARY BOARD

4 year term

Michael Wells	Exp. 2015
Sandra Markwart	Exp. 2015
Dorothy Gardner	Exp. 2015
Dosys Thompson	Exp. 2015
LaDon Gibbs	Exp. 2015
Paulette Dye	Exp. 2015

LOCAL BUSINESS ENTERPRISE ADVISORY COMMITTEE

[MEETINGS: Third Tuesday of every month at 6:30 P.M., Inkster City Hall]

2 Year Term | 7 Members | Ordinance: 603

Vacant	Dist. 1	
Curtistine Barge	Dist. 2	Exp. 12/05/13
Vacant	Dist. 3	
Vacant	Dist. 4	
Vacant	Dist. 5	
Vacant	Dist. 6	
Vacant	**Mayoral**	

LOCAL OFFICERS COMPENSATION COMMISSION

[MEETINGS: Minimum of One Meeting Each Odd-Numbered Year.]

7 Year Term | 7 Members | State Law and Ordinance 409

Theodore Mimms	Exp. 11/19/14
Eugene Thompson (VC)	Exp. 11/19/14
Dorothy Gardner	Exp. 11/19/14
Darwin Howard	Exp. 12/15/14
William Howard	Exp. 11/03/15
Cheryl Stinson	Exp. 02/02/16
Vacant	

PARKS AND RECREATION COMMISSION

[MEETINGS: First Tuesday of each month at 7:30 P.M., Recreation Complex]

2 Year Term — 9 Members — Ordinances: 493 & 551

Sandra French	Dist. 1	Exp. 04/30/14
Shirley Miller	Dist. 2	Exp. 03/25/14
Shelby Johnson	Dist. 3	Exp. 01/03/14
Vernell Massey	Dist. 4	Exp. 11/04/14
Gloria Mitchell	Dist. 5	Exp. 07/18/13
James Richardson IV	Dist. 6	Exp. 01/03/14
Tonia Williams	Mayoral	Exp. 04/04/13
Sheila Garland	Mayoral	Exp. 05/21/14
Norma McDaniel	Council	Exp. 12/20/12

PARKS AND RECREATION YOUTH COMMISSION

2 Year Term — 6 Members

Vacant	Dist. 1	
Vacant	Dist. 2	
Cory Wells	Dist. 3	Exp. 12/05/13
Vacant	Dist. 4	
Vacant	Dist. 5	
Vacant	Dist. 6	
Vacant	**Mayoral**	

PLANNING COMMISSION

[MEETINGS: Fourth Monday of each month at 7:30 p.m., City Council Chambers]

3 Year Term — 9 Members — State Law and Ordinance 33

Marcus Hendricks	Tenure
Hilliard L. Hampton, II	Tenure
Darryl Davis (City appointee)	Exp. 10/15
Robert Thomas	Exp. 10/15
Emmereal Wells (C)	Exp. 01/15
James Garrett (S)	Exp. 02/14
Edward Manier	Exp. 06/13
Sam Brown (VC)	Exp. 10/14
Vacant	

POLICE AND FIREMAN RETIREMENT SYSTEM BOARD OF TRUSTEES

[MEETINGS: First Thursday of each month at 6:00 p.m., Fire Station]

2 Year Term — 5 Members — Charter

Jean Overman	**Mayoral**	Exp. 10/14
Barry O'Bryan		Exp. 12/13
Christopher Crawley		Exp. 12/13
Hilliard L. Hampton II	**Council**	Exp. 12/14
Charles Hines	(**Pension Board Appt)**	Exp. 12/12

WATER REVIEW COMMITTEE

[MEETINGS: Scheduled by Chairman Marcus Hendricks, City Hall TIFA Room]

Sam Brown	App. 01/07/13
Carl Woods	App. 01/07/13
Ann Coleman	App. 01/07/13
Courtney Owens	App. 01/07/13

February 4, 2013

ZONING BOARD OF APPEALS (ZBA)

[MEETINGS: First Thursday of each month at 7:30 P.M., City Council Chambers]

3 Year Term 7 Members State Law and Ordinance 277

Vacant	Dist. 1	
Vacant	Dist. 2	
James Cross (VC)	Dist. 3	Exp. 11/02/12
Roosevelt Stubbs	Dist. 4	Exp. 05/16/14
Vanola Williams	Dist. 5	Exp. 08/20/11
Norma McDaniel (S)	Dist. 6	Exp. 10/19/12
Lawrence Chastang PC Rep. (C)		Exp. 08/15/12

February 4, 2013

COMMITTEES FORMED BY COUNCIL RESOLUTIONS

TAX INCREMENT FINANCE AUTHORITY

[MEETINGS: Second Thursday of each month at 6:30 P.M., City Hall Council]

6 Year Term | 13 Members | Resolution 85-8-331

Hilliard L. Hampton, II	Tenure
Ron Wolkowicz	Tenure
Bishop Walter L. Starghill, Jr.	Exp. 06/07/16
Herbert Johnson	Exp. 06/07/16
Deborah Walker	Exp. 06/07/16
Cheryl Stinson	Exp. 06/07/16
Vacant	Exp. 06/07/16
Cassandra Leonard	Exp. 06/07/16
Mary Weislow	Exp. 06/07/16

TIFA WORKING COMMITTEE FOR THE JUSTICE CENTER

5 Members

Bishop Walter L. Starghill	Exp. 06/07/16
Herbert Johnson	Exp. 06/07/16
Deborah Walker	Exp. 06/07/16
Cheryl Stinson	Exp. 06/07/16
Vacant	

BROWNFIELD REDEVELOPMENT AUTHORITY

[MEETINGS: Second Tuesday of each month at 5:00 P.M., City Hall Council Chambers]

Terms 1, 2 and 3 years | Up to 9 members | Resolution 02-9-458

Timothy Williams, City Council Representative	Tenure
Ron Wolkowicz, City Manager	Tenure
Mark Stuhldreher, Treasurer	Tenure
Mark Lloyd, Community Development Director (VC)	Tenure
Tonia C. Williams (C)	Exp. 6/27/14
Dorothy Gardner	Exp. 10/05/15

CARVER HOMES DISTRICT CITIZENS COUNCIL- *Inactive*

[MEETINGS: Third Thursday of each month at 6:30 P.M., St. Clements Manor]

Velma Hammons
Daniel Henderson
Willie Johnson
Bessie Jones
Melodie Jones
Clara Gray-Joiner
Geneva Lyles
Norma McDaniel
Ramona Rogers
Antonio Shaw
Jacqueline Treadway
Rita Watson
Barbara Whatley
Julius Williams
Glaynda Wright
Chris Yatooma

NOTES:

Vacancies and/or Expired terms

*Has not taken the oath

1st Draft

CITY OF INKSTER WATER AND SEWER ADVISORY COMMITTEE

1/04/2013

Inkster Water and Sewer Advisory Committee is a 7-member volunteer committee that advises The City of Inkster's staff and City Council on a variety of issues while encouraging and coordinating public participation in the water department's policy making process.

Inkster's Water's Citizens Advisory Committee was created as a result of the large increases in cost to provide water and sewer services to the residents of Inkster. The Inkster City Council by resolution formed a committee of city administration and citizens charged with representing public interests.

Among other responsibilities, the Citizens Advisory Committee is in charge of:

- Advising the city council on policy for customer appeals,
- providing advice on effectiveness ways to reduce cost to Inkster water and sewer customers by conservation, rationing and coordinated use of water at peak and off peak times and to encourage public participation.
- Assisting in and facilitating public review of wholesale water and sewer cost charged to the city by other governmental agencies, contractors and venders.
- participating with Inkster's city administration and City Council in developing ways to communicate information and studies available to the public;
- advising the City Council in issues of interest to the committee, such as customer service and handling customer complaint's
- providing consultation to the Council so that public reaction to proposals, such as rate changes, conservation activities, construction projects and other activities, will be thorough and comprehensive; and
- Developing an annual work plan with specific activities defining its scope of work.

Members of the Inkster Water and Sewer Advisory Committee serve one year terms. The committee is comprised of four Inkster customers, one Treasury representative, one DPS representative and one City Council member or its representative. Committee members are selected and approved by the Mayor and council.

Inkster Water and Sewer Advisory Committee

I. **Preamble**

A. The Inkster City Council recognizes that there is a need for full and timely public participation in the decision making process of the City Council on important Council activities and, to insure that participation, it has agreed to create a Water and Sewer Advisory Committee.

II. **Mission Statement**

A. It is the mission of the Water and Sewer Advisory Committee to advise the Board:

1. on matters of interest to the Committee
2. on matters of citizen participation
3. to facilitate public review and discussion of Inkster City Council plans

III. Composition of the Citizens Advisory Committee

A. Size of the Committee – 7 members. (Amended January 2013)

B. Terms of Membership:

1. Term of membership is to be one year.
2. Maximum service – A member shall be limited to as many successive terms as nominated by City Council without a break in service of at least one year.

C. Qualifications and Appointment of Committee Members.

1. Appointing authority. The Inkster City Council shall be the appointing authority for the Inkster Water and Sewer Advisory Committee, subject to the recommendations which follow.
2. Committee Leadership. The Inkster Water and Sewer Advisory Committee leadership shall be composed of (3) City of Inkster water customer members of the Committee, a Chairperson, a Vice Chairperson and a secretary. The Chairperson, Vice Chairperson and secretary positions shall be elected by members of the committee for a term of one year running from January to December. In the event of a vacancy in the Chairperson's position, the Vice-Chair will take up the position and a new Vice-Chairperson will be elected by the committee. Vacancies shall be filled within thirty (30) days of vacancy.
3. Nomination Procedure:

Required representation – The membership shall include persons who represent the following groups: At least (4) members shall be City of Inkster water customers and (3) members shall also be Inkster residents who are also water customers, Preferably at least (1) member owns a business establishment in the City of Inkster.

Nominations to the committee – Request for nominations may be submitted to the Inkster City Council by any interested individual after the existence of open positions has been publicized. Inkster Water and Sewer Advisory Committee Members serve at the pleasure of the Inkster City council. And can be removed from the committee by rules of other City of Inkster Boards and commissions.

IV. Recommended Operating Procedures of the Citizens Advisory Committee

A. The Inkster Water and Sewer Committee Shall determine by its members, the day and time of its regular meetings. The committee may call special meetings if nessarary to handle committee business.

1. Inkster water and sewer committees shall be charge with advising the Inkster City Council on the following topics:

a. Conservation Programs
b. Rates
c. Public Education about water and sewer systems
d. Projections
e. Economic Analysis
f. Long Range Planning
g. Other Areas as Necessary

2. It is intended that the Committee, will be citizen participatory entities in regard to the areas of concern but will not be authorized to employ consultants or engage in technical or engineering studies at the City Of Inkster expense.

B. Citizen Participation – Citizen participation techniques shall be stimulated by use of the following when necessary:

1. All committee meetings shall be open to the public and the committee may receive comments from the public if it so desires. The following types of meetings should be considered:
   a. Working Meetings
   b. Open Meetings
   c. Forums
   d. Workshops
   e. Public Hearings
2. Other techniques:
   a. Written communications including articles in City of Inkster publications
   b. Utilization of existing organizations of all types
   c. Monitoring developments
   d. Mediation contacts

C. Procedures – The following procedures shall be implemented to assist in and facilitate public review and discussion of Board plans:

1. Statement of Issues and of Findings – The committee shall proceed as follows in stating issues or findings:
   a. Any statement of issues and any statement of findings shall be delivered to the Inkster City Council. In no case shall the committee distribute to the public or news media without the consent of City Council.
   b. Statement of issues and any statement of findings shall record the vote of the members. Voting may occur when a quorum (4) is present and both the majority and minority opinions will be recorded.

2. Access to City of Inkster data and information – Committee access to City data and information shall be assisted.
   a. The Inkster City of Inkster has agreed to make available to the members of the Inkster Water and Sewer Advisory Committee, and through the Committee to the public in general, its present and future plans, financial records, information and studies (with the exception of confidential information relating to property acquisition and other property matters; confidential litigation matters (judicial or administrative) and documents subject to the attorney-client privilege; personnel records; and other material exempt from disclosure by law). A program of making available to the public such plans, records, information, and studies will be developed by the City Council in concert with its Water and Sewer Advisory Committee. No committee member shall copy or reveal the contents of any restricted document submitted for review.
   b. Requests for access by the committee to City data and information shall be submitted by the chairperson of the committee to the City Manager, or their official designee.

V. **Role of the Citizens Advisory Committee and the Scope of its Work**

A. Provide advice on the use and effectiveness of citizen participation techniques by the City Council.

B. Assist in and facilitate public review and discussion of City Council plans.

C. Participate with the City Council in developing a program of making plans, records, information and studies available to the public.

D. Advise the City Council in planning for issues of interest to the Committee including but not limited to supply, treatment and distribution of water.

E. Provide consultation to the City Council for establishing a mechanism for assuring that the reaction of interested agencies and individuals to City Council proposals, such as, rate changes, conservation activities, recreation issues, distribution system extension, construction of projects to develop or expand supply facilities, etc., will be recorded and made available early in the planning process to the City Council members and staff responsible for formulating decisions.

F. Provide advice to the City Council on minimizing or conserving water usage at both, Residential and city wide levels.

G. It is recommended that no later than April of each year, the Committee will develop an annual work plan with specific activities defining its scope of work. The committee is not limited to these activities during the course of the year.

VI. **Bylaws**

The Inkster Water and Sewer Advisory Committee may adopt Bylaws. Upon adoption of these bylaws by the Inkster City Council, they shall govern all actions of the Water and Sewer Advisory Committee. Amendment to any provisions of these bylaws may be effected by the Board upon the recommendation of at least two thirds of the members of the committee and Adoption of the Inkster City Council.

The Water and sewer Advisory Committee addresses a variety of topics that concern Inkster Water customers, including:

- Drought Response – Members of the Citizens Advisory Committee participate in the Drought Response Task Force, which hosts public meetings and makes suggestions regarding response to Inkster City Council.
- Conservation Programs – Members review and encourage new projects.
- Customer Service – The committee remains informed of customer complaints and concerns and responds accordingly.
- Future Service and Growth – The Citizens Advisory Committee stays informed about Inkster population growth.
- Consumption Blocks – The Advisory Committee stays informed about Inkster Water's block and makes suggestions about it to the City Council.
- Rates – Members review changes and offers their input to Inkster City Council.

REQUEST FOR COUNCIL ACTION

1

To: Mayor and City Council

Date: January 25, 2013

From: Ron Wolkowiciz,
City Manager

Date for Council Consideration: February 4, 2013

ACTION REQUESTED: Consider approval of Local Match Payment to The Senior Alliance Area Agency on Aging 1-C for fiscal year 2012 in the amount of $2,409.00. Funds from account 101-101-958-000 (membership/subscription).

Current Action _X_ Emergency ______ Future ______

Funds Budgeted: If Yes _X_ Account #__________ No ______ N/A ______

Treasurer's Approval MDS

BACKGROUND:

The Senior Alliance Area Agency on Aging 1-C provides a variety of services to older adults in Southern and Western Wayne County. Yearly, a request for local community match contribution from each municipality in their service area is made. Their match request for FY2012 is based on census data. The match assists in delivery of services to the residents of the community.

SCOPE OF SERVICES:

Agency funded services include: care management, homemaker, respite care, legal assistance, Medicare assistance and services, home delivered meals, adult day care etc. (Inkster's report is attached).

JUSTIFICATION:

Cost of matching contribution for services is approximately 8 cents per capita. On average, communities that receive services from the Senior Alliance realize an amount that is 82 times that of the community's match amount.

PROJECT IMPROVEMENTS:

Which of the Five (5) Council Goals does this request meet?

5. Improve and promote the image of Inkster

COSTS:

Match payment requested is $2,409.00 and due by April 1, 2013.

PROJECT TIME TABLE:

Upon approval of City Council, the match will be paid.

RESOLUTION:

Authorization is hereby given to approve Local Match Payment to The Senior Alliance Area Agency on Aging 1-C fiscal year 2012 in the amount of $2,409.00. Funds from account 101-101-958-000 (membership/subscription).

Resolved by ________________ Seconded by ________________

Yes:
No:
Absent:

TSA The Senior Alliance

Area Agency on Aging 1-C
3850 Second Street, Suite #100
Wayne, Michigan 48184-1755

Allen Park
Belleville
Brownstown Twp.
Canton Twp.
Dearborn
Dearborn Hgts.
Ecorse
Flat Rock
Garden City
Gibraltar
Grosse Ile Twp.
Huron Twp.
Inkster
Lincoln Park
Livonia
Melvindale
Northville
Northville Twp.
Plymouth
Plymouth Twp.
Redford Twp.
River Rouge
Riverview
Rockwood
Romulus
Southgate
Sumpter Twp.
Taylor
Trenton
Van Buren Twp.
Wayne
Westland
Woodhaven
Wyandotte

January 18, 2013

The Honorable Mayor Hilliard L. Hampton, Jr.
Mayor of Inkster
City of Inkster
2121 Inkster Rd.
Inkster, MI 48141

Dear Mayor Hampton, Jr.:

In fiscal year 2013, The Senior Alliance, Area Agency on Aging 1-C begins its thirty-third year of service to the older adults of southern and western Wayne County. As part of our mandate under the Older Americans Act, we are requesting a local community match contribution from each municipality in our Planning and Service Area.

Older adults in your community are eligible for, and many have received, agency-funded services such as: Care Management, Personal Care, Homemaker, Respite care, Legal Assistance, Home Delivered Meals, Congregate Meals, Adult Day Care, Health Screening, Information and Referral, Medicare Assistance and Services, under the MI Choice Waiver. Enclosed for your information is Inkster's final TSA Community Match Report for FY2012, which provides specific data on recipients of these services in your community.

In these challenging times, we understand that Inkster and other communities in Wayne County are making tough funding decisions. Our match request for FY 2012 is based on census data. Your match is a great investment as it helps us deliver needed services in our service area. On average, communities realize services from TSA at a rate that is 82 times their community match amount.

Please note the enclosed invoice in the amount of $2,409.00, indicating Inkster's match. All contributions will be appreciated by April 1, 2013. Please contact Brenda Brotherton, Accounting Manager, if you have any questions, at 734.727.2018.

Let us know if you need additional information and many, many thanks for your continued support.

Sincerely,

Bob Brown

Bob Brown
Executive Director

BB:dlw

Enclosures

Cc: Ron Wolkowicz, City Mgr. ✓
Mark Stuhldreher, Treasurer

Phone: (734) 722-2830 or (800) 815-1112 Fax: (734) 722-28
E-mail: info@aaalc.
www.aaalc.

THE SENIOR ALLIANCE

INVOICE

3850 Second Street
Wayne, MI 48184
Phone: (734) 722-2830

DATE: 1/18/2013
INVOICE # TSA-2013-31
FOR: *Local Match Payment*

Bill To:
The Honorable Hilliard Hampton, Jr.
City of Inkster
2121 Inkster
Inkster, Michigan 48141

DESCRIPTION	AMOUNT
FY 2013 Match - for 2012 statistics	$2,409.00
TOTAL	**$2,409.00**

Make all checks payable to The Senior Alliance
If you have any questions concerning invoice, please contact Kishori Gandhi at (734) 727-2019.

THANK YOU FOR YOUR SUPPORT!

The Senior Alliance TSA

Services for Inkster

FY2012-Match Amount $2,409.00

	NUMBER OF CLIENTS SERVED	ESTIMATED SERVICE EXPENDITURE
Adult Day Care	0	$ .00
Care Management (TSA)	15	$5,985.00
Care Transitions	8	$2,903.12
Case Coordination and Support	7	$1,925.00
Chore	8	$3,192.00
City Transportation	61	$20,000.00
Congregate Meals	31	$21,080.00
Elder Abuse	0	$ .00
Evidence Based Disease Prevention	126	$86,184.00
Friendly Reassurance	27	$1,674.00
Health Screening	0	$ .00
Home Delivered Meals	279	$241,335.00
Information and Assistance	227	$ 6,129.00
Legal Assistance	62	$14,446.00
Long Term Care Ombudsman	0	$ .00
Medicaid Waiver	15	$312,075.00
Medicare Medicaid Assistance Program (MMAP)	156	$4,212.00
Medication Management	48	$49,680.00
National Family Caregiver/Support	55	$5,775.00
Outreach	397	$7,940.00
Senior Alliance Holiday Meals	373	$7,460.00
Senior Center Staffing*		$3,500.00
Title V Employee	6	$45,690.00
Transportation	3	$ 222.00
Vision Services	1	$ 844.00
TOTALS	**1905**	**$839,348.00**

Case Coordination and Support, Care Management and Medicaid Waiver includes in-home services. Information and Assistance includes MMAP.
*Funding not contingent on units/number of clients served.

REQUEST FOR COUNCIL ACTION

To: Ron Wolkowicz, City Manager

Date: 1/23/13
Date for Council Consideration: 2/4/13

From: Mark D. Lloyd, Director
Community Development

Action Requested: Consider approving a special conditions use request to allow used auto sales in conjunction with an existing oil lube facility with car wash located at 26380 Michigan Avenue (Case No. 12-08 SCU) as recommended by the Planning Commission on January 14, 2013.

Current Action __X__ Emergency Action ________ Future Action ________

Funds Budgeted: If Yes ______ Account #____________ No _______ N/A __X__

Treasurer's Approval ________________________

BACKGROUND INFORMATION

On Monday January 14, 2013, the Inkster Planning Commission conducted a public hearing, as required, for the consideration of Special Conditions Use, Case #12-08 SCU, and for the review of Site Plan, Case #12-09 SP. The applicant is Ali Houssen Najdi on behalf of A To Z Car Care. The proposed use includes the addition of a used auto dealership in conjunction with an existing oil lube facility with car wash at 26380 Michigan Avenue (A To Z Car Care, Inc.).

The Planning Commission approved the site plan and recommended approval of the special conditions use contingent upon the following conditions:

- Submit a revised site plan showing the elimination of customer parking along the frontage of Michigan Avenue.
- Note on site plan that there will be a maximum of ten (10) vehicles displayed for sale on site at any time.
- Note on site plan that no vehicles will be parked no closer than five (5) feet from landscape areas.

SCOPE OF SERVICES

N/A.

JUSTIFICATION

The Inkster Zoning Code states that the basis for determination for approval shall be consistent with the following:

(1) The proposed use will be harmonious and in accordance with the goals, policies and actions of the Master Plan;

(2) The proposed use will be designed, constructed, operated, and maintained so as to be visually and physically harmonious and appropriate in appearance with the existing or intended character of the general vicinity and not change the essential scale and character of the area;

(3) The proposed use will be a visual, physical and economic improvement in relation to property in the immediate vicinity and to the City as a whole;

(4) The proposed use will be served adequately by essential public services and facilities or that the persons responsible for the establishment of the proposed use will adequately provide any such service or facility;

(5) The proposed use will not detract from the desirability and orderly function of residential or business uses;

(6) The proposed use will not erode or reduce the economic viability of other existing land uses. Consideration shall be given to the compatibility of other existing uses with the proposed use and maintaining land values within the City;

(7) The proposed use will not impose additional service demands upon the City or its anticipated future resources;

(8) The proposed use will further and enhance the health, safety, welfare, morals, character, comfort, convenience, and policies of the City, and will not create excessive additional public costs or be detrimental to the economic welfare of the City;

(9) The proposed use will be consistent with the intent and purposes of this Zoning Code, and comply with all specific standards as established for said use by this Chapter.

The Planning Commission determined that the proposed use is in compliance with the Zoning Code.

PROJECT OR IMPROVEMENT TASK

Applicant should submit four (4) complete sets of the site plan for final approval.

COST

All costs are incurred by the petitioner and must be paid in full prior to construction.

RESOLUTION

RESOLVED by ______________________, Seconded by ______________________________ that the City of Inkster Council hereby approves Special Conditions Use Case #12-08 (SCU) to allow used auto sales in conjunction with an existing oil lube facility with car wash located at 26380 Michigan Avenue as recommended by the Planning Commission on January 14, 2013 and subject to the following conditions:

- Submit a revised site plan showing the elimination of customer parking along the frontage of Michigan Avenue **(completed).**
- Note on site plan that there will be a maximum of ten (10) vehicles displayed for sale on site at any time **(completed).**
- Note on site plan that no customer vehicles will be parked no closer than five (5) feet from landscape areas **(completed).**

AYES:
NAYS:
ABSENT:

Planning Division Staff Report

For Planning Commission Meeting January 14, 2013

Subject: Special Conditions Use and Site Plan to add Used Vehicle Sales to Existing Oil Change and Car Wash at 26380 Michigan Avenue

PROPOSED PLANNING COMMISSION MOTION
The City of Inkster Planning Commission hereby recommend to the Inkster City Council approval the special conditions use (SCU 12-08) and site plan (SP 12-09) to add auto sales in conjunction with an existing car wash and oil change facility located at 26380 Michigan Avenue subject to all the requirements of the City of Inkster Code of Ordinances, and all applicable local, State and Federal permits and approvals.

STAFF RECOMMENDATION

Staff recommends that this petition be approved and affirm that the project meets all the local, state and federal laws, ordinances, standards and regulations; the development provides for a reasonable use of the land; would not cause a public or private nuisance; and would not have a detrimental effect on the public health, safety or welfare.

LOCATION

The site is located at 26380 Michigan Avenue and is currently occupied by a car wash and oil change business.

HISTORY

On July 22, 2002, the Planning Commission considered and approved a site plan and special conditions use to allow the development of a minor automobile repair facility (oil change) on this site. This project was subsequently approved by City Council on July 24, 2002. On October 25, 2004, the Planning Commission approved a modification to the earlier site plan and special conditions use to add a car wash to the site. The project was subsequently approved by City Council on November 15, 2004.

DESCRIPTION OF PETITION

The project proposes to add used vehicle sales in conjunction with an exiting car wash and oil change facility at 26380 Michigan Avenue. The additional use will require only minor site modifications limited to parking and circulation striping to facilitate the proposed used vehicle display area as depicted on the attached plans.

The site is 33,228 square feet with an existing 4,500 square foot building. There are three service bays, an employee area, unisex restroom, office, sales room and mechanical room. The below grade oil service area is approximately 1,614 square feet.

The exterior of the building is comprised of concrete block at the rear with brick, decorative cement block, aluminum window systems and overhead bay doors on the public facing elevations. There are no service bay openings directly facing the public rights of way. No changes are proposed to the building elevations.

Customer parking will be provided per code in the amount of 13 spaces. The addition of 14 new parking spaces for the display of vehicles is reasonable. However, the location is of concern in that it results in placing customer vehicle parking along the Michigan avenue frontage and immediately adjacent to landscape areas. The concern is that, although functional, this will result in creating "visual clutter" along the property line within the most highly visible area of the site. Staff suggests limiting the number of display vehicles to no more than ten and limiting all parking along the Michigan Avenue frontage to being parallel only and no closer than five feet to the back of the landscape beds.

The existing landscape area is well designed and will remain as is. Public access to the site will be provided from Michigan Avenue via two existing driveways.

PLANNING BACKGROUND

The Master Plan Land Use Element depicts the area as Mixed-Use Commercial which caters to general retail, office and residential uses targeting vehicular traffic customers.

STAFF COMMENTS

FIRE

1. None at this time.

CONTRACT CITY ENGINEER

1. None at this time.

PLANNING

All requirements of the City of Inkster Code of Ordinances, and any State or Federal permits or approvals shall be met.

Prepared by Mark Lloyd, Director
Community Development

Attachments: Zoning/Parcel Maps
Aerial Photo
Site Plans
Elevation

CITY OF INKSTER
PLANNING COMMISSION

MINUTES

An Annual meeting of the Inkster Planning Commission was held on Monday, January 14, 2013 in the Inkster Council Chamber located at 26215 Trowbridge, Inkster, Michigan.

A quorum was reached. Vice Chairman Brown called the meeting to order at 6:10 p.m.

I. ROLL CALL

Present: Commissioners Thomas, Hendricks, Chastang, Vice Chairman Brown, and Commissioners Hampton and Davis
Absent: Secretary Garrett (excused), Chairman Wells, and Commissioner Manier
Others in Attendance: Mark D. Lloyd, Director of Community Development
Ed Al-Saati, Representative, 12-10(SCU) & 12-11(SP) & 12-08(SCU) & 12-09(SP)
John Bingham, Representative, 12-10(SCU) & 12-11(SP)
Ernest Allen, Jr., Representative, 12-10(SCU) & 12-11(SP)
Mark Hayes, Applicant, 12-10(SCU) & 12-11(SP)
Hasan Jaber (Sam), Representative, 12-08(SCU) & 12-09(SP)
Saidia Johnson, Planning Division Secretary

Public in attendance: Jean Fuller, Inkster Public Schools Board Member

II. ADOPTION OF AGENDA

MOVED by Chastang, Seconded by Hampton to adopt the agenda. **MOTION CARRIED unanimously.**

III. ADOPTION OF MINUTES OF OCTOBER 22, 2012

MOVED by Chastang, Seconded by Hendricks to adopt the Minutes of October 22, 2012 with any necessary corrections. **MOTION CARRIED unanimously.**

IV. PUBLIC HEARINGS

A. 12-10(SCU)/1615 Henry Ruff Road – Special Conditions Use Review
To allow a trade school in an R-1B District. The project site is located on the east side of Henry Ruff Road between Spring Arbor Drive and Parkwood Avenue. Mark A. Hayes is the applicant.

MOVED by Chastang, Seconded by Hendricks to open the public hearing. **MOTION CARRIED unanimously.**

DRAFT

Brown opened the floor to Mr. Lloyd. Mr. Lloyd gave report. Report highlights included: All State requirements for notification were met; site plan and special conditions use permits are required for a trade school in the R-1B District; the proposed project site is a vacant building that is approximately 5,000 square feet or approximately 12 acres; the existing structure is approximately 3,000 square feet with a first and second floor; and the site plan is for both levels while the second level will be completed at a later date.

Mr. Lloyd discussed the proposed uses of the interior rooms.

Mr. Lloyd continued reporting on land usage issues. Report highlights included: Parking is adequate, hours or operation are reasonable; adjacent and nearby uses will not be impacted by the proposed operation; the Master Plan shows schools as a warranted use; all planning requirements have been met; the applicant also owns property located to the north and adjacent to the proposed school; and fire review is being conducted by an independent agency. In conclusion to his report, Mr. Lloyd indicated that the applicant was in attendance.

After there being no further report, Brown opened the floor to the public. Ms. Fuller indicated that the School Board members were not aware of this hearing and therefore has not had the opportunity to provide any comments. She requested the Commission to delay action until she discussed this issue with the School Board regarding the proposed trade school.

Ms. Fuller indicated that the previously operated school was chartered through the Inkster Public Schools and the State closed the school due to safety violations. In conclusion to her address, Ms. Fuller indicated and discussed drainage problems that existed on the site and that the site was a wetland.

The following discussions ensued to address Ms. Fuller's request and concerns.

Reiteration was stated that the plans were submitted to the State for approval; occupancy of the building is not allowed unless all code requirements (including fire and building) have been met; the applicant has conducted due diligence to assure that they were financially able to complete the project in accordance with all code requirements; the Planning Commission cannot approve the project if it does not meet all code requirements; and all code requirements were met prior to the previous occupancy—it is believed that other events occurred that culminated into codes issues becoming non-compliant and at which time a decision was made to discontinue operation of the school.

Hendricks led discussion regarding occupancy of the second floor. Mr. Lloyd indicated that the applicant will have to prevent access to that area. Hendricks inquired if the Planning Commission had to approve site plan that contains future uses. Mr. Lloyd responded that the Planning Commission does not regulate floor plans—just the use of the building; the entire square footage of the building was used to calculate parking; this project will be in phases which we may require a bond to insure the completion of the project; and the second floor is already there.

Chastang commented that the building had previously collapsed due to poor engineering.

Davis led discussions regarding the partially built wall and time frame of the re-occupancy of the second floor. Mr. Allen indicated that demolition of the partially built wall would be the first improvement made to the property and the second floor will be occupied within six (6) to eight (8) months from the beginning of restructuring.

Brown led discussion regarding if enrollment would have an impact on the completion of the second floor. Mr. Allen responded that enrollment numbers would have no impact on the completion of the entire project. Mr. Lloyd responded that the first floor would be occupied then work will begin on the second floor.

Mr. Lloyd discussed his efforts with the project's representatives to assure that they knew the extensive scope of work needing to be completed.

Brown led discussions on if demolishing the partially built wall prior to issuance of an occupancy permit could be a condition of approval and would a temporary occupancy permit be issued for first floor. He also expressed concern that the Planner's report and the site plan did not reflect that the wall will be demolished. Mr. Lloyd responded that a different occupancy permit would be required for the second floor if it is not completed along with the first floor; and the revised plan will show that the partially built wall will be demolished.

Hampton led discussions regarding the extent of exterior improvements on the second floor (i.e. roof and electrical); closing off the second floor; and why there is recommendation that no additional landscape would be installed. Mr. Lloyd responded that the landscape will remain as it currently exists.

Hampton led discussions regarding the drainage problems and debris. Mr. Lloyd responded sewer and site engineering must be addressed and brought into compliance with codes; the project is to refurbish an existing building; the proposed is not to add any other structure to the existing building; a standard grading plan is required; the site is large and green with plenty of trees—there is no reason to add any additional landscape; the roof would probably be done; and there is no code regarding plugs especially since there will not be any occupancy on the second level at this point.

Chastang expressed concern regarding lack of drainage on the site. Mr. Lloyd responded that our site development standards must be met—the applicant has to resolve any issues of drainage.

Davis led discussions regarding occupancy of the first floor and when will the first students enter the building. Mr. Allen responded that students will occupy the first floor after its completion and there are students waiting for the opening of school; recruiting will be conducted after the first stage is completed; and the entire building will be occupied by 2014. Mr. Allen also indicated that the applicant's vision is to have a very aesthetically pleasing building where youth would be provided a safe environment while they are provided the opportunity to gain skills that would assist them with their livelihood. After there being no further discussions, comments, or reports, **Moved** by Chastang, Seconded by Hendricks to close the public hearing. **MOTION CARRIED unanimously.**

A.1 12-11/1615 Henry Ruff Road – Site Plan Review
To allow a trade school in an R-1B District. The project site is located on the east side of Henry Ruff Road between Spring Arbor Drive and Parkwood Avenue. Mark A. Hayes is the applicant.

Since there were no further discussions, comments, or reports, **Moved** by Hampton, Seconded by Chastang and Davis that recommendation of approval be made to City Council for Case #12-10(SCU)/Special Conditions Use to allow the operation of a trade school at property commonly identified as 1615 Henry Ruff Road subject to the following conditions:

- Approval of a site plan; and

that approval of the Case #12-11(SP)/Site Plan Use to allow a trade school to operate at 1615 Henry Ruff Road be granted subject to the following conditions:

- Submit a revised site plan noting that all drainage issues be approved by the City's Engineer
- That the site plan shows that the existing partially built wall will be demolished prior to issuance of the occupancy permit; and

MOTION CARRIED unanimously.

B. 12-08(SCU)/26380 Michigan Avenue – Special Conditions Use Review
To allow a used auto dealership as an additional use with a minor automobile repair facility in a B-3 District. The project site is located on the north side of Michigan Avenue between Fairbairn Avenue and John Daly Road. A To Z Car Care is the applicant.

Moved by Chastang, Seconded by Hendricks to open the public hearing. **MOTION CARRIED unanimously.**

Brown opened the floor to Mr. Lloyd. Mr. Lloyd gave report. Report highlights included: This project is for an addition of an auto sales with an existing oil change and car wash facility; the development standards have been met with the current code; the oil change was approved in 2002, the car wash was approved in 2004, and now the proposed is auto sales; the site has adequate space to include auto sales; and the building design was originally developed to the standards of the current code.

Mr. Lloyd recommended the following since there will be many uses on the same site:

That ten (10) display spaces be allowed instead of the proposed fourteen (14) spaces; that no vehicles parking along the Michigan Avenue frontage be allowed as proposed; that no perpendicular parking along Michigan Avenue be allowed as proposed; and allow display cars to be at least five (5) feet from the landscaped area.
After there being no further report, Brown opened the floor to the public. There was no public in attendance.

Davis stated for clarification that spaces 4, 5, 6, and 8, as shown on the site plan, will be eliminated and asked if the applicant parks cars there, could a ticket be issued. Mr. Lloyd responded that illegal parking is a code violation and the Planning Commission could also revoke the site plan approval.

Hendricks led discussion regarding having auto repair services at auto car sales and car wash facilities. Mr. Lloyd responded that zoning allowed different uses based on site design; in other cities, auto repair is allowed and is either located in an enclosed structure or a compound in the rear; auto repair in not allowed at the proposed site other than oil change; all used car sales require special conditions use; and the existing business is struggling and is looking for a way to supplement income.

Thomas reported that the oil change facility located at Glenwood Avenue and Inkster Road has cars for sale on its site. Discussion ensued regarding the violation.

Mr. Lloyd reported that adequacy of space on the proposed site, if auto sales was a reasonable request, and would auto sales impact other businesses along Michigan Avenue were considered.

After there being no further discussions, comments, or reports, **Moved** by Hampton, Seconded by Chastang to close the public hearing. **MOTION CARRIED unanimously**.

Moved by Hampton, Seconded by Chastang that recommendation of approval be made to City Council for Case #12-08(SCU)/ Special Conditions Use to allow used car sales as an additional use at property commonly identified as 26380 Michigan Avenue subject to the following conditions:

- Approval of a site plan; and

that approval of the Case #12-09(SP)/Site Plan Use to allow used car sales as an additional use at property commonly identified as 26380 Michigan Avenue subject to the following conditions:

- Submit a revised site plan showing the elimination of customer parking along the frontage of Michigan Avenue.
- Note on site plan that there will be a **maximum** of ten (10) display vehicles.

– No vehicles can park closer than five (5) feet from landscaped areas.

MOTION CARRIED unanimously.

Hampton inquired if recommendations have been submitted for review of future auto repair allowances. Mr. Lloyd responded no.

V. OLD BUSINESS

Brown led discussion regarding the resignation of Commissioner Manier. Ms. Johnson reported she verbally discussed the issue of lack of attendance with Manier and he responded he wanted to remain on the Commission. Mr. Lloyd volunteered to contact Manier regarding his resignation.

VI. NEW BUSINESS

A. Review and Adoption of the 2013 Annual Meeting Calendar

Moved by Chastang, Seconded by Hampton to adopt every second and fourth Monday of each month in the year 2013 as its meeting days, beginning at 6:00 p.m., and to be held in the Inkster Council Chamber. **MOTION CARRIED unanimously**

B. Review and Adoption of the 2012 Annual Project and Attendance Reports

Moved by Chastang, Seconded by Hampton to adopt the 2012 Annual Project and Attendance Reports. **MOTION CARRIED unanimously.**

VII. MISCELLANEOUS

There was no miscellaneous business.

VIII. ADJOURNMENT – 7:15 p.m.

Moved by Hendricks, Seconded by Chastang to adjourn the Planning Commission meeting held on January 14, 2013. **MOTION CARRIED unanimously.**

Respectfully submitted,

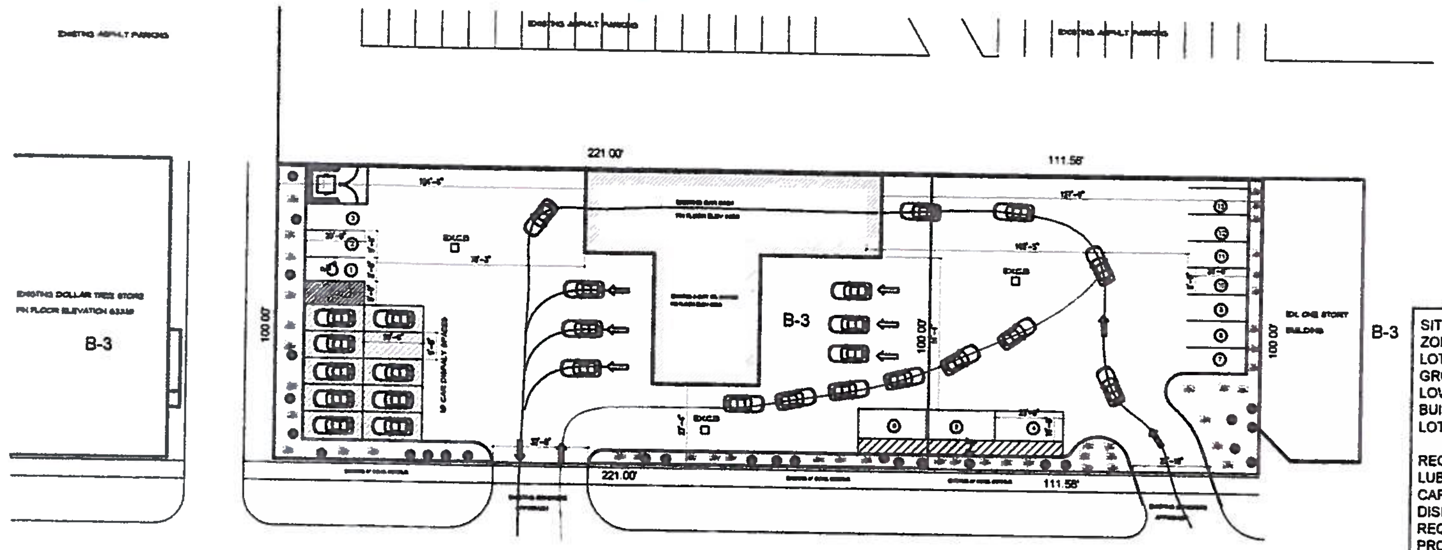
____
Sam Brown, Vice Chairman

____
Saidia Johnson, Planning Division
Secretary

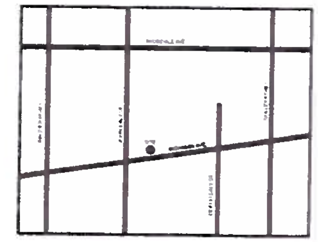
:sj

SPECIAL LAND USE # 12-08 (SLU)
1/22/13

SITE PLAN # 12-09 (SP)



SITE PLAN

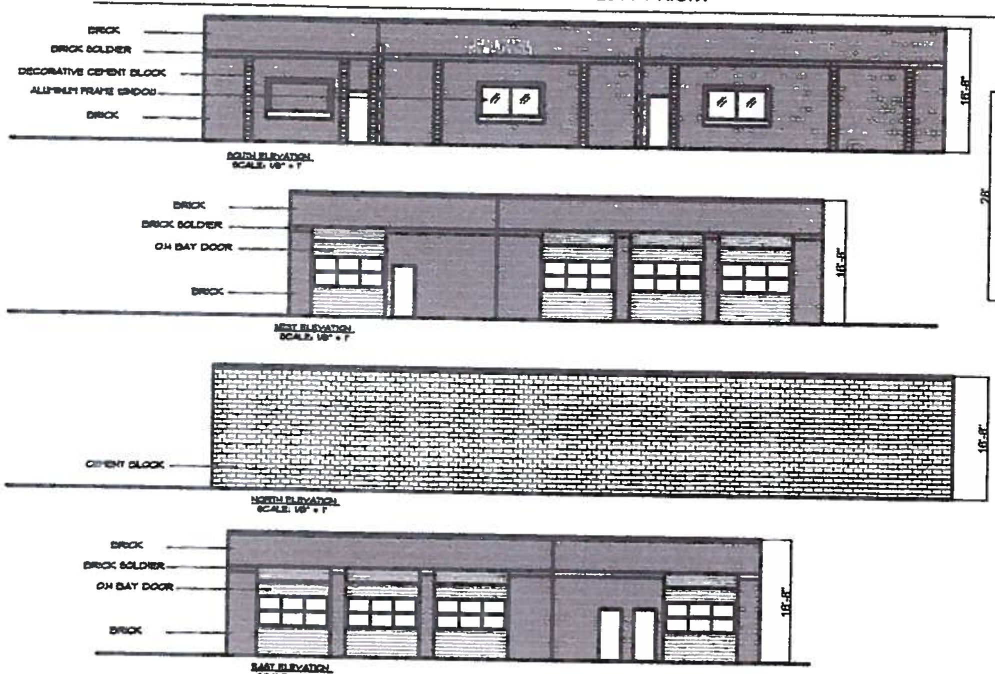


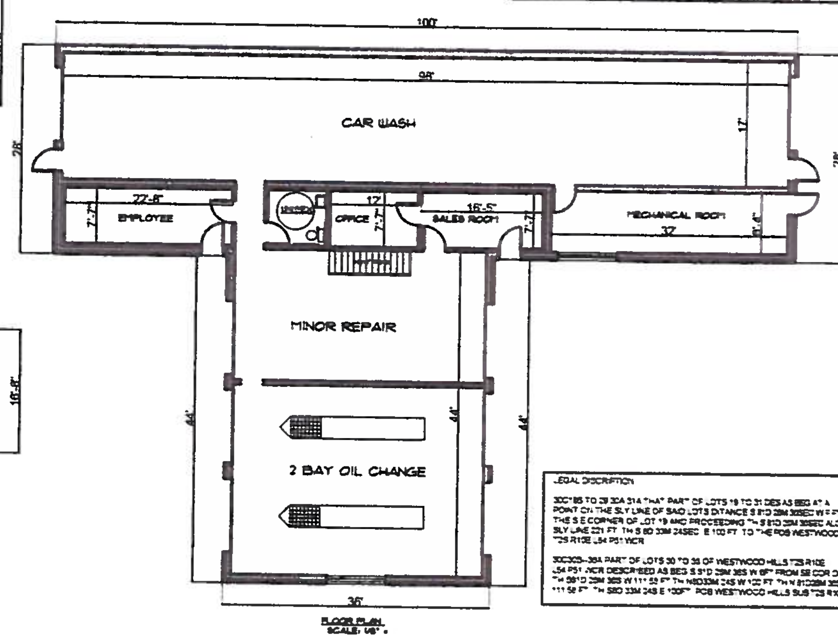
LOCATION MAP

SITE DATA:
ZONING: B-3
LOT AREA: 33,228 SQ.FT
GROUND FLOOR AREA: 4500 SQ.FT
LOWER FLOOR AREA: 1614 SQ.FT
BUILDING HEIGHT: 16'-8
LOT COVERAGE: 13.17%

REQUIRED PARKING SPACES:
LUBE: 2 PER BAY 6 SPACES
CAR WASH: 1 PER EMPLOYEE= 3 SPACES
DISPLAY AREA: 1PER 500 SQ.FT— 1800/3.6=4
REQUIRED PARKING SPACES =13 SPACES
PROVIDED =13 SPACES INCLUDING 1 H.P
NEW CAR DISPLAY SPACES= 10—1800 SQ.FT
CAR WASH LINE REQUIRED 240 FT.
CAR WASH LINE PROVIDED 400 FT

NO. OF EMPLOYEES = 3
HOURS OF OPERATION: 8:30AM-6:00PM MON.-SAT.





A & M CONSULTANTS

SP—1

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REQUEST FOR COUNCIL ACTION

To: Ron Wolkowicz, City Manager **Date: 1/23/13**

From: Mark D. Lloyd, Director
Community Development **Date for Council Consideration: 2/4/13**

ACTION REQUESTED: Consider approval of offer to purchase (Case # LD13-02) vacant land (2 lots) south of 4077 Moore Avenue being legally described as Lot 150 and S 5 ft of Lot 151, also W ½ Adj Vac Alley, Burns Van Alstine Sub, T2S, R93, L60, P70, WCR (Property ID #014-02-0150-000) in an amount of $250 to Corine Harvey.

Current Action __X__ Emergency ______ Future ______

Funds Budgeted: If Yes _____ Account #____________ No ______ N/A __X__

Treasurer's Approval ________________________

BACKGROUND INFORMATION

Corine Harvey, applicant, made application to purchase vacant land adjacent to the residence commonly identified as 4077 Moore Avenue. The property consists of two (2) lots and is located on the east side of Moore Avenue between Andover and Pine Avenues (see attached map). The proposed use is additional yard space for 4077 Moore Avenue.

City Reviews

- Code Enforcement – The applicant has no violations listed in the name Corine Harvey.
- The Planning Division has reviewed and approved the proposed use and sale of the property subject to the applicant entering into a purchase agreement with the City of Inkster.
- The Collection Department has verified that the applicant has no listings of properties in the name of Corine Harvey.
- The grass height is fine.

SCOPE OF SERVICES

Preparation and execution of purchase agreement, quit claim deed, and property transfer affidavit, and submit deed for recording. It is highly recommended by the Planning Division that the applicant complete a title search of the property.

JUSTIFICATION

- Subject property is located in the R-1B zoning district. The applicant is offering to purchase the property for $250.
- This district requires 60 feet of frontage for a "buildable" lot. Lot 150 is 35 feet wide and Lot 151A is 5ft wide and together are "non-buildable". Therefore, the reduced value of the offer is justified.

RECOMMENDATION

The applicant has deposited $100 and is offering the total purchase price of $250. Staff is recommending the property be sold for $400 since City Council has established a precedent to sell non-buildable lots at less than the market value.

PROJECT OR IMPROVEMENT TASK

Which of the Five (5) Council Goals does this request meet?

1. Develop a plan to address the City's current debt and legacy costs
2. Improve and promote the image of Inkster

COST

The applicant has deposited $100 and offered $250.

RESOLUTION

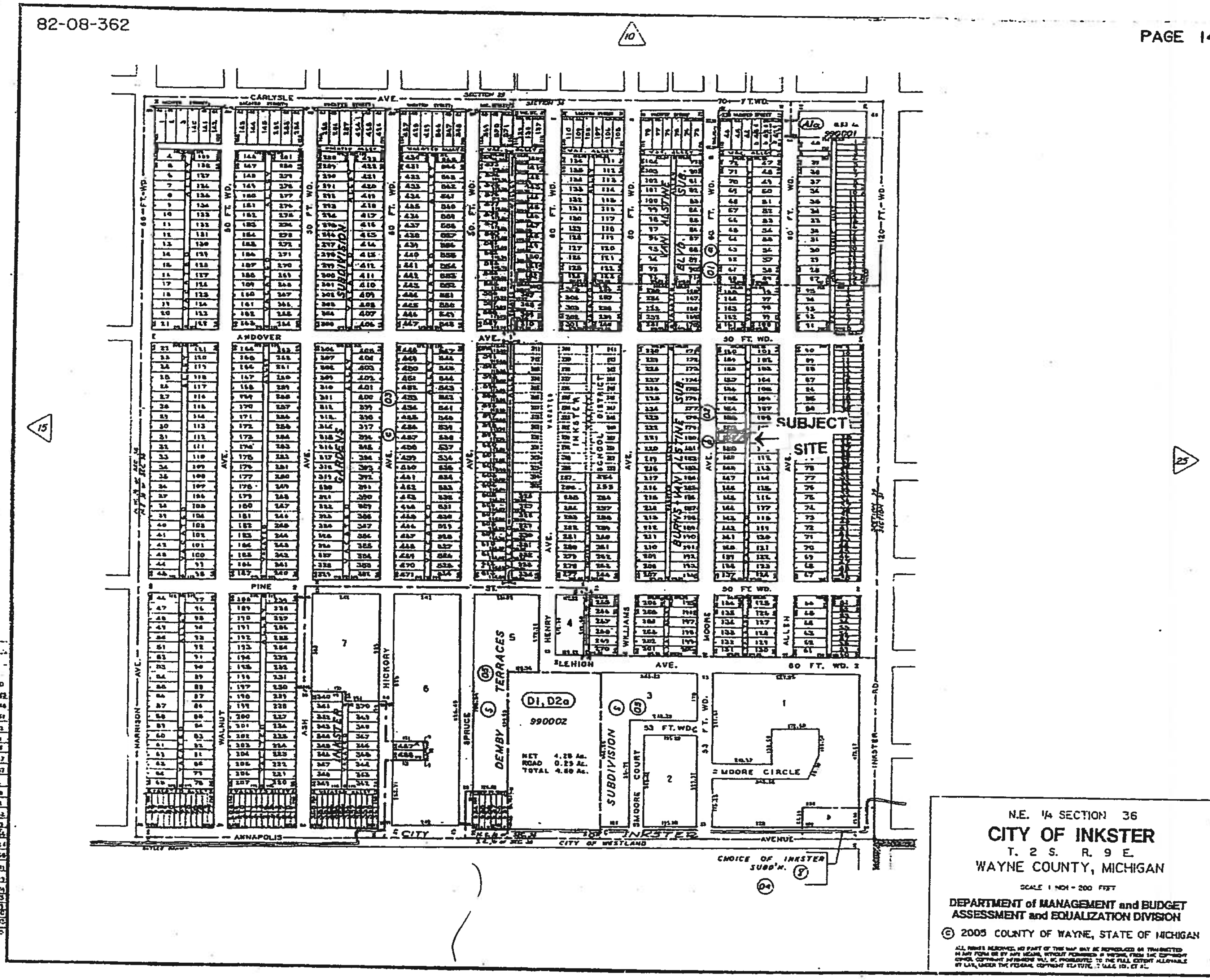
Authorization is hereby given for the sale of Moore Avenue vacant land south of 4077 Moore Avenue being legally described as Lot Lot 150 and S 5 ft of Lot 151, also W ½ Adj Vac Alley, Burns Van Alstine Sub, T2S, R93, L60, P70, WCR (Property ID #014-02-0150-000) in an amount of $250 to Corine Harvey subject to the following conditions:

- If the property is vacant, register the vacant property commonly identified as 4077 Moore Avenue with the Building Department or Obtain a Certificate of Occupancy of 4077 Moore Avenue.
- Complete closing on the property within 30 days by paying the cost of recording the deed ($18), entering into a purchase agreement, and executing a property transfer affidavit.

Finally, it is highly recommended that the applicant complete a title search of the property.

Resolved by ______________________ Seconded by ___________________________

Yes:
No:
Absent: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PAGE 14
SUBJECT SITE
CARLYSLE AVE.
ANDOVER AVE.
PINE ST.
HARRISON AVE.
WALNUT AVE.
ASH AVE.
HICKORY AVE.
SPRUCE AVE.
HENRY AVE.
WILLIAMS AVE.
MOORE AVE.
ALLEN AVE.
LEHIGH AVE.
ANNAPOLIS
INKSTER AVENUE
INKSTER RD.
MOORE CIRCLE
MOORE COURT
CITY OF WESTLAND
SUBDIVISION
GARDENS
DEMBY TERRACES
SCHOOL DISTRICT
BURNS-VAN ALSTINE SUB.
VAN ALSTINE BLVD. SUB.
CHOICE OF INKSTER SUBD'N.
990002
NET 4.25 Ac.
ROAD 0.25 Ac.
TOTAL 4.50 Ac.
N.E. 1/4 SECTION 36
CITY OF INKSTER
T. 2 S. R. 9 E.
WAYNE COUNTY, MICHIGAN
DEPARTMENT of MANAGEMENT and BUDGET
ASSESSMENT and EQUALIZATION DIVISION
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DEMOLISHED STRUCTURE

REQUEST FOR COUNCIL ACTION

To: Ron Wolkowicz, City Manager — Date: 1/23/13

From: Mark D. Lloyd, Director, Community Development — Date for Council Consideration: 2/4/13

ACTION REQUESTED: Consider approval of offer to purchase (Case # LD13-01) a single-family structure, commonly identified as 3323 Moore and legally described as Lot 201, Wolverine Tractor Sub, T2S, R9E, L38, P34 WCR (Property ID #010-06-0201-000) in an amount of $2,800 to Corine Harvey.

Current Action __X__ Emergency ______ Future ______

Funds Budgeted: If Yes ______ Account #__________ No ______ N/A __X__

Treasurer's Approval ____________________

BACKGROUND INFORMATION

Corine Harvey, applicant, made application to purchase a single-family home that has been obtained by the City as foreclosed property. The property location is on the east side of Moore Road between Beech and Chestnut Avenues (see attached map). The proposed use is rental property.

The Real Estate Broker has noted the following improvements to be made:

- Furnace.
- Plumbing replace and repair throughout the entire house.
- Kitchen cabinets.
- Plumbing.
- Drywall repair in living room, bedroom, utility room, and both bedrooms.
- New entry door on the side.
- Wood repair and step has a hone leading to the basement when you open side door.
- Electrical repair.
- Wood is needed in some areas on the outside of the house along with siding repair.

City Reviews

- Code Enforcement – The applicant has no violations listed in the name Corine Harvey.
- The Planning Division has reviewed and approved the proposed use and sale of the property subject to the applicant entering into a purchase agreement with the City of Inkster.
- The Collection Department has verified that the applicant has no listings of properties in the name of Corine Harvey.
- The grass height is fine.

- The Water Department has indicated that water was shut off in 2001 due to busted pipes.
- The grass height is fine.

SCOPE OF SERVICES

Preparation and execution of purchase agreement, quit claim deed, and property transfer affidavit, and submit deed for recording. It is highly recommended by the Planning Division that the applicant complete a title search of the property.

JUSTIFICATION

Subject property is located in the R-1B zoning district. The applicant is offering to purchase the subject property for $2,800. Based on the number of repairs that may be required, the offering price is considered reasonable. Our goal is to get City-owned properties reoccupied.

RECOMMENDATION

Staff recommends approval of the proposed purchase of City-owned property for the offering price of $2,800.

PROJECT OR IMPROVEMENT TASK

Which of the Five (5) Council Goals does this request meet?

1. Develop a plan to address the City's current debt and legacy costs
2. Improve and promote the image of Inkster

COST

The Market Value of the property, as established by the City Assessor is $10,000. The applicant has deposited $600 and offered $2,800.

RESOLUTION

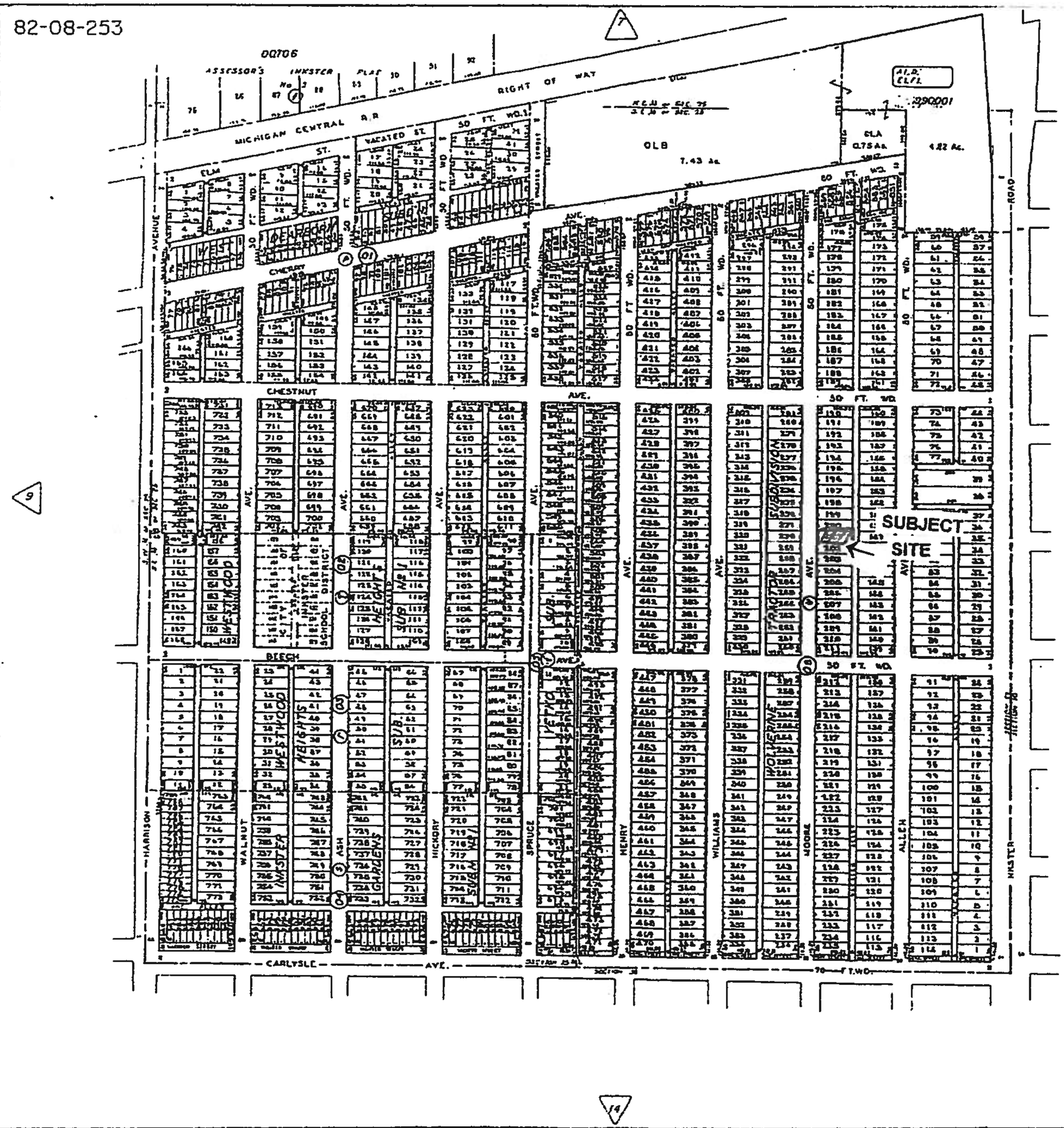
Authorization is hereby given for the sale of a single-family structure commonly identified as 3323 Moore and legally described as Lot 201, Wolverine Tractor Sub, T2S, R9E, L38, P34 WCR (Property ID #010-06-0201-000) in an amount of $2,800 to Corine Harvey subject to the following conditions:

- Register the property with the Structural Safety Division as a rental property.
- Complete closing on the property within 30 days by paying the balance of the price of Sale ($2,200), paying the cost of recording the deed ($18), entering into a purchase agreement, and executing a property transfer affidavit.

Finally, it is highly recommended that the applicant complete a title search of the property.

Resolved by ____________________ Seconded by ________________________

Yes:
No:
Absent:



S.E. 1/4 SECTION 25

CITY OF INKSTER

T. 2 S. R. 9 E.

WAYNE COUNTY, MICHIGAN

DEPARTMENT of MANAGEMENT and BUDGET
ASSESSMENT and EQUALIZATION DIVISION

5523 Moore